133.0	0009	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	906,400 / 906,400
					USE VALUE:	906,400 / 906,400
					ASSESSED:	906,400 / 906,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LITTLETON BROOKE HYLAND
Owner 2:	FITZGERALD PATRICK DENNIS
Owner 3:	
Street 1:	109 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOYLE BARBARA L/ TRUSTEE -
Owner 2:	BARBARA L BOYLE LIVING TRUST -
Street 1:	109 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2107 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6014.000	366,000		540,400	906,400
Total Card	0.138	366,000		540,400	906,400
Total Parcel	0.138	366,000		540,400	906,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.21 | /Parcel: 430.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86034

GIS Ref

GIS Ref

Insp Date 12/01/08

!10424!

PREVIOUS ASSESSMENT

Parcel ID 133.0-0009-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,000	0	6,014.	540,400	906,400		Year end	12/23/2021
2021	101	FV	354,800	0	6,014.	540,400	895,200		Year End Roll	12/10/2020
2020	101	FV	354,700	0	6,014.	540,400	895,100	895,100	Year End Roll	12/18/2019
2019	101	FV	280,300	0	6,014.	570,400	850,700	850,700	Year End Roll	1/3/2019
2018	101	FV	280,300	0	6,014.	420,300	700,600	700,600	Year End Roll	12/20/2017
2017	101	FV	280,300	0	6,014.	402,300	682,600	682,600	Year End Roll	1/3/2017
2016	101	FV	280,300	0	6,014.	372,300	652,600	652,600	Year End	1/4/2016
2015	101	FV	273,400	0	6,014.	312,200	585,600	585,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:40:47

LAST REV

Date	Time
01/07/21	09:28:29
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10424

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYLE BARBARA L	75414-298		8/20/2020		890,000	No	No		
BOYLE WALTER L	63770-452		6/18/2014	Convenience	1	No	No		
	12835-711		7/31/1975		50,500	No	No		N

USER DEFINED

Prior Id # 1:	86034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2020	1525	Redo Kit	20,000	C				
4/4/2018	351	Re-Roof	10,495	C				
5/2/1994	155	Manual	4,000					REPLACE WDK/STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
12/1/2008	Meas/Inspect	163	PATRIOT
1/15/2000	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6014		Sq. Ft.	Site		0	90.	1.00	10									540,378						540,400	

Total AC/HA:	0.13806	Total SF/SM:	6014	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	540,378	Spl Credit		Total:	540,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23100924
Const Adj.:	1.00979996
Adj $ / SQ:	161.600
Other Features:	80500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530429
Depreciation:	164433
Depreciated Total:	365996

COMMENTS

PDAS OTHR FX SHOWER OF MBR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

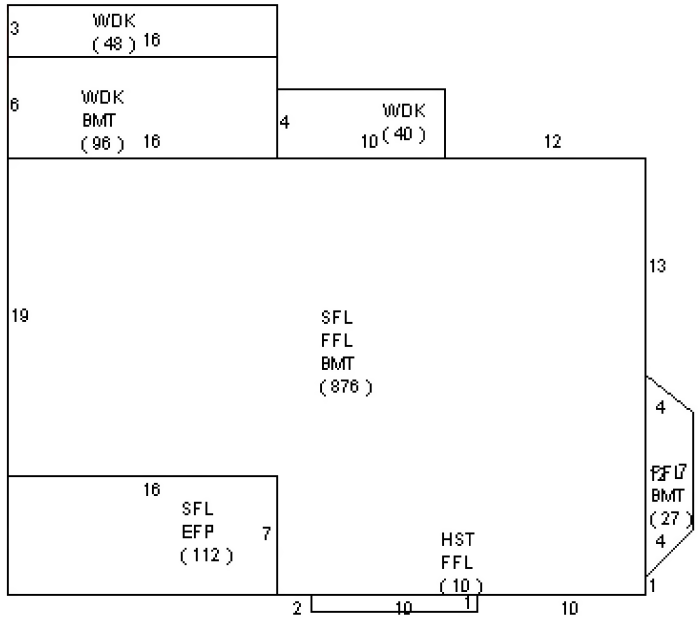
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.54
Special Features:	0	Val/Su Net:	117.99
Final Total:	366000	Val/Su SzAd	202.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	999	57.930	57,875
FFL	First Floor	913	161.600	147,540
SFL	Second Floor	889	161.600	143,694
WDK	Deck	184	11.550	2,125
EFP	Enclos Porch	112	52.040	5,828
HST	Half Story	5	161.600	808

Net Sketched Area:	3,102	Total:	357,870
Size Ad	1807.1999	Gross Area	3206	FinArea	2107
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0009-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	